

SITE DATA SHEET

GENERAL INFORMATION

4 Star Regional Industrial Park (Certified Food & Beverage)

County: Henderson
 City: Henderson
 Site ID: 101-006
 Last Revised: 10/6/2017
 District Name: Henderson County Schools
 Location: 11.5 miles south of Henderson and 1.5 miles north of Sebree city limits. Located in southern Henderson and northern Webster Counties.
 Total Acreage: 761.5 acres
 Largest Possible Tract: 741.2 acres
 Zoning: M-2 (Heavy industrial) in Henderson County; Protective Covenants Apply; Tract 1 is Shovel Ready Certified for the Food & Beverage Industry

BUILDING PAD

Tract Number: 13
 Pad Size: 150,000 sq ft
 Proposed Bldg Size: 75,000 sq ft

TRANSPORTATION

Nearest Interstate/Parkway: 3.4 miles
 General Highway Access Description: I-69 interchange 3.4 miles north or 4.5 south via US 41
 Nearest Airports:
 Commercial/Int'l: Evansville Regional Airport
 (14 miles northeast of Henderson)
 Local: Henderson City-County Airport
 Rail Access: CSX Corporation runs through site
 Nearest Riverport: Henderson Riverport
 (16 miles from site)

PRICE PER ACRE

\$15,000 to \$25,000

OWNERSHIP

West Kentucky Regional Industrial Development Authority, Inc

QUICK FACTS

Population 2016

Henderson County	46,253
Labor Market Area:	512,636
Per Capita Income: 2015	\$36,766
Median Household Income: 2015	\$41,036
Median Home Price: 2016	\$120,000

Unemployment Rate 2016



LINKS TO BUILD READY INFO

[Master Plan](#)
[Build-Ready Pad](#)
[Building Rendering](#)
[Building Floor Plan](#)

UTILITIES

Electricity:
 Kenergy Corporation

Natural Gas:

[Texas Gas Transmission Corporation](#)
 4-inch line serves the site; 20-inch line along US 41
[Atmos Energy Corporation](#)
 4-inch line serves the site; 20-inch line along US 41

Sewer:

[Henderson Water Utility](#)
 10-inch force main line ;10-inch gravity line serves the site
System Information (gallons per day):

Treatment Capacity:	15,000,000
Average Daily Flow:	6,924,000
Excess Capacity:	8,076,000

Water:

[Henderson Water Utility](#)
 18-inch line to the Park;12-inch line Serves the Park
System Information (gallons per day):

Treatment Capacity:	12,000,000
Average Daily Flow:	6,389,615
Excess Capacity:	5,610,385

BROADBAND

Henderson Municipal Power & Light; AT&T

REMARKS

Physically in Henderson and Webster counties, but governed by multi-county authority of Henderson, McClean, Union and Webster counties.

CONTACTS

Local

Tony Iriti
 CEO
 Kyndle
 145 North Main Street
 Suite 500
 PO Box 674

Henderson County	4.7%
Labor Market Area:	4.4%
U.S.:	4.9%

Henderson, KY 42419-0674
 Phone: 270-826-7505
 FAX: 270-827-4461
 WEB: www.kyndle.us
 E-mail: tony@kyndle.us

State

John Bevington
 Deputy Commissioner
 Kentucky Cabinet for Economic Development
 Old Capitol Annex
 300 West Broadway
 Frankfort, KY 40601
 Phone: 502-564-7140 ext. 21942
 FAX: 502-564-3256
 WEB: www.thinkkentucky.com
 E-mail: John.Bevington@ky.gov



Henderson | Henderson

All information regarding property is from sources deemed reliable, but no warranty or representation is made by the Commonwealth of Kentucky or any of its agencies as to its accuracy. It is subject to errors, omissions, change of price, prior sale, lease, or withdrawal without our knowledge. Further, no warranty or representation is made as to the environmental suitability or condition of the property. Prospective purchasers and/or lessees should perform their own due diligence in determining the suitability of a property for their intended use.

To contact the KY Cabinet for Economic Development:
 TELEPHONE: (502) 564-7140 • FAX: (502) 564-3256
 EMAIL: econde@ky.gov
 To view all sites, buildings, and communities within Kentucky, visit:
www.thinkkentucky.com/edis/

